



64 Burton Avenue, Leigh, Tonbridge, Kent, TN11 9FB.

Guide Price £975,000

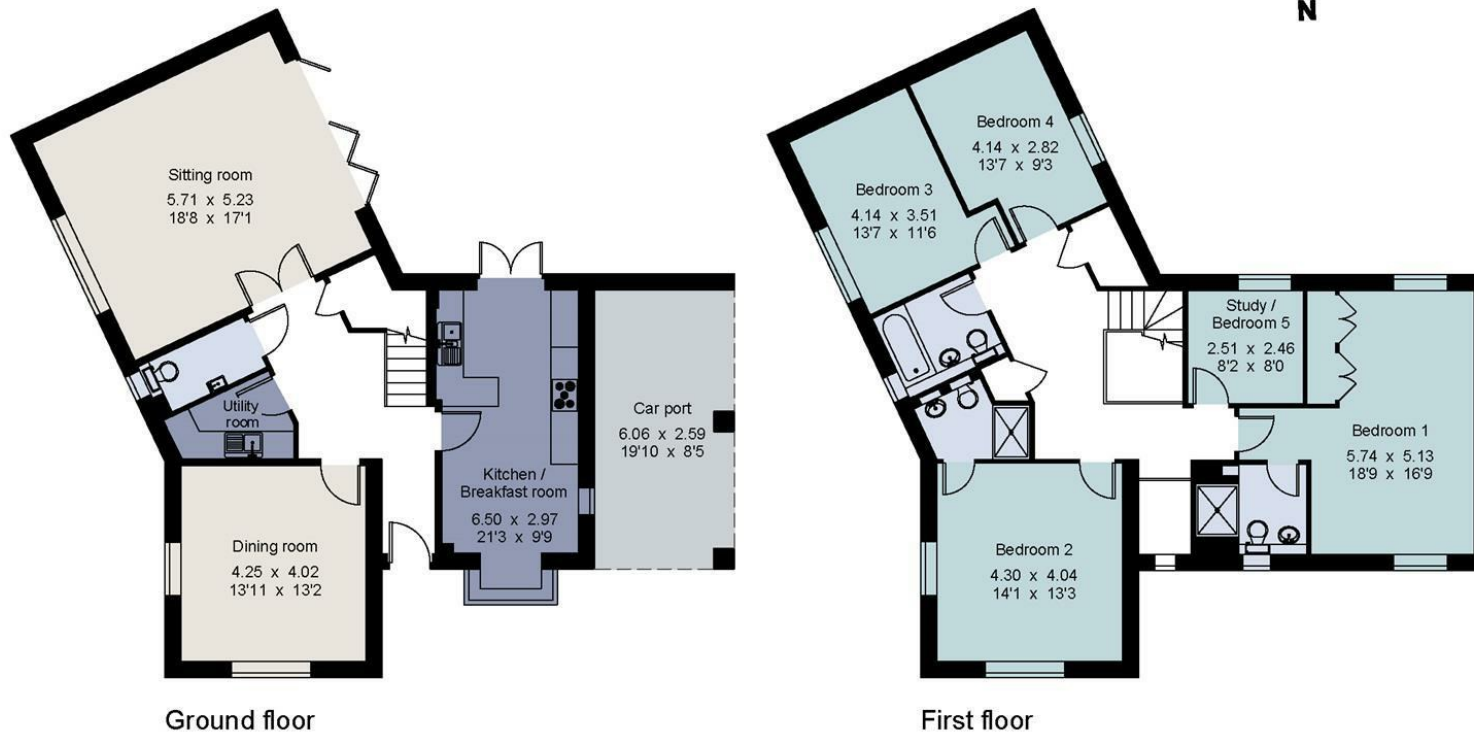
Jack Charles
Estate Agents

Sales & Lettings

- Detached Family Home
- Double Aspect Sitting Room
- Utility Room
- NO FORWARD CHAIN
- Five Bedrooms
- Dining Room / Study
- South Facing Garden
- Three Bathrooms Inc 2 Ensuites
- Kitchen / Dining Room
- Carport & Parking

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

64 Burton Avenue, Leigh
Gross internal area (approx) 199.9 sq m/ 2151 sq ft
Garage 15.6 sq m/ 168 sq ft
Total 215.5 sq m/ 2319 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		88	88
(89-91) B			
(85-88) C			
(82-84) D			
(78-81) E			
(74-77) F			
(69-73) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification only - Not to scale
 © Trueplan (UK) Limited

Important Notice:
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this well presented, spacious, modern family home situated between the popular villages of Leigh and Hildenborough with easy access via foot or bike through Haysden Country park to Tonbridge Town centre.

The property is being sold with NO FORWARD CHAIN and was built in 2017 and has the remainder of the 10 year NHBC warranty.

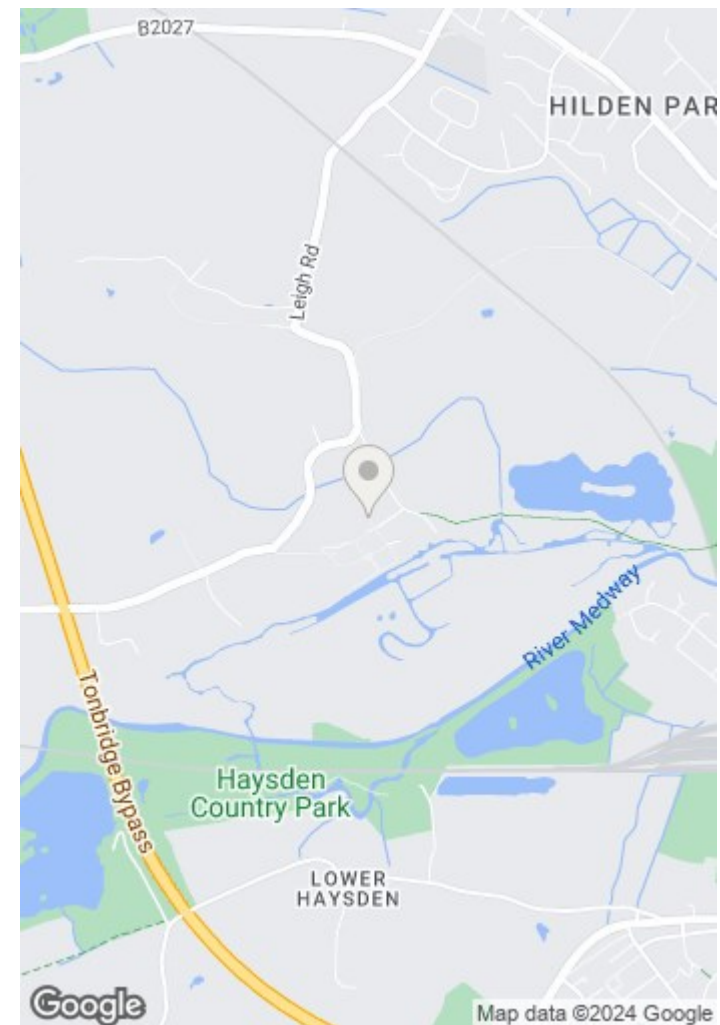
This very spacious home is arranged over two floors and comprises an entrance hall with turned stairs to the first floor, study / formal dining room, modern kitchen / dining room, utility room, cloakroom/ WC and a lovely double aspect sitting room. To the first floor is a spacious galleried landing, Five bedrooms, two ensembles and a family bathroom, some of the bedrooms have a super double aspect over the fields.

Outside there is an attractive s

1811 Powdermills

The 1811 development provides direct access on foot or by bike to several country walks through to Tonbridge & the surrounding villages. It is located within picturesque Kent countryside, the sought-after village of Leigh has an active village community and a good range of day-to-day amenities arranged around a village green including a village store, Post Office, hairdresser, church, public house, popular primary school and cricket and tennis clubs. The nearby market town of Tonbridge offers a wide range of both independent and larger stores, together with public houses including The Plough which very close by serving fantastic food as well as a wonderful venue for special occasions, other restaurants, indoor and outdoor swimming pools, sporting clubs and a leisure centre. The area is ideal for the keen golfer with Nizels Golf Club in Hildenborough and Wildernesse and Knole in Sevenoaks. Tonbridge and Hildenborough train stations offer excellent and speedy connections to London while the property also enjoys excellent links to the motorway network via the A21 and M25.

The area offers a good range of state schooling including Leigh Primary School in the village and The Hayesbrook School together with grammar schools in Tonbridge and a selection of noted independent schools including Hilden Grange, Sackville, Hilden Oaks, Tonbridge, Fosse Bank, The Schools at Somerhill and Rose Hill.





Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

